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829/0102 17 001 Page 1 of 6  
2001-01-02 13:43:34  
Cook County Recorder 31.50



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STEWART TITLE OF ILLINOIS  
2 N. LA SALLE ST., SUITE 1920  
CHICAGO, ILLINOIS 60602  
130585

WHEN RECORDED MAIL TO:  
COUNTRYWIDE HOME LOANS, INC.  
MSN SV-79 / DOCUMENT CONTROL DEPT.  
P.O. BOX 10266  
VAN NUYS, CALIFORNIA 91410-0266  
LOAN #: 5325592  
ESCROW/CLOSING #: 130585

SPACE ABOVE FOR RECORDERS USE

Prepared by: S. BURGESS  
COUNTRYWIDE HOME LOANS, INC.  
8549 S. CICERO AVENUE  
CHICAGO, IL 60652-

**MORTGAGE**  
(Line of Credit)

THIS MORTGAGE, dated December 22nd, 2000, is between  
RHODA S POMERANTZ, MARRIED TO IRWIN I FEINBERG

residing at  
1315 SUTTON PLACE, CHICAGO, IL 60610-  
the person or persons signing as "Mortgagor(s)" below and hereinafter referred to as "we" or "us" and  
COUNTRYWIDE HOME LOANS, INC.  
with an address at  
4500 PARK GRANADA, CALABASAS, CA 91302-1613  
and hereinafter referred to as "you" or the "Mortgagee."

MORTGAGED PREMISES: In consideration of the loan hereinafter described, we hereby mortgage, grant and convey to  
you the premises located at: 1315 SUTTON PLACE, CHICAGO

COOK County Illinois 60610- ZIP (the "Premises").  
Street, Municipality

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and further described as:  
SEE ATTACHED

PIN 17-04-217-130

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Parcel ID #: 130585

The Premises includes all buildings, fixtures and other improvements now or in the future on the Premises and all rights and interests which derive from our ownership, use or possession of the Premises and all appurtenances thereto.

LOAN: The Mortgage will secure your loan in the principal amount of \$150,000.00 or so much thereof as may be advanced and readvanced from time to time to  
RHODA S POMERANTZ

the Borrower(s) under the Home Equity Credit Line Agreement and Disclosure Statement (the "Note") dated December 22, 2000, plus interest and costs, late charges and all other charges related to the loan, all of which sums are repayable according to the Note. This Mortgage will also secure the performance of all of the promises and agreements made by us and each Borrower and Co-Signer in the Note, all of our promises and agreements in this Mortgage, any extensions, renewals, amendments, supplements and other modifications of the Note, and any amounts advanced by you under the terms of the section of this Mortgage entitled "Our Authority To You." Loans under the Note may be made, repaid and remade from time to time in accordance with the terms of the Note and subject to the Credit Limit set forth in the Note.

OWNERSHIP: We are the sole owner(s) of the Premises. We have the legal right to mortgage the Premises to you.

## BORROWER'S IMPORTANT OBLIGATIONS:

(a) TAXES: We will pay all real estate taxes, assessments, water charges and sewer rents relating to the Premises when they become due. We will not claim any credit on, or make deduction from, the loan under the Note because we pay these taxes and charges. We will provide you with proof of payment upon request.

(b) MAINTENANCE: We will maintain the building(s) on the Premises in good condition. We will not make major changes in the building(s) except for normal repairs. We will not tear down any of the building(s) on the Premises without first getting your consent. We will not use the Premises illegally. If this Mortgage is on a unit in a condominium or a planned unit development, we shall perform all of our obligations under the declaration or covenants creating or governing the condominium or planned unit development, the by-laws and regulations of the condominium or planned unit development and constituent documents.

(c) INSURANCE: We will keep the building(s) on the Premises insured at all times against loss by fire, flood and any other hazards you may specify. We may choose the insurance company, but our choice is subject to your reasonable approval. The policies must be for at least the amounts and the time periods that you specify. We will deliver to you upon your request the policies or other proof of the insurance. The policies must name you as "mortgagee" and "loss-payee" so that you will receive payment on all insurance claims, to the extent of your interest under this Mortgage, before we do. The insurance policies must also provide that you be given not less than 10 days prior written notice of any cancellation or reduction in coverage, for any reason. Upon request, we shall deliver the policies, certificates or other evidence of insurance to you. In the event of loss or damage to the Premises, we will immediately notify you in writing and file a proof of loss with the insurer. You may file a proof of loss on our

LOAN #: 5325592

behalf if we fail or refuse to do so. You may also sign our name to any check, draft or other order for the payment of insurance proceeds in the event of loss or damage to the Premises. If you receive payment of a claim, you will have the right to choose to use the money either to repair the Premises or to reduce the amount owing on the Note.

(d) CONDEMNATION: We assign to you the proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of the Premises, or part thereof, or for conveyance in lieu of condemnation, all of which shall be paid to you, subject to the terms of any Prior Mortgage.

(e) SECURITY INTEREST: We will join with you in signing and filing documents and, at our expense, in doing whatever you believe is necessary to perfect and continue the perfection of your lien and security interest in the Premises.

(f) OUR AUTHORITY TO YOU: If we fail to perform our obligations under this Mortgage, you may, if you choose, perform our obligations and pay such costs and expenses. You will add the amounts you advance to the sums owing on the Note, on which you will charge interest at the interest rate set forth in the Note. If, for example, we fail to honor our promises to maintain insurance in effect, or to pay filing fees, taxes or the costs necessary to keep the Premises in good condition and repair or to perform any of our other agreements with you, you may, if you choose, advance any sums to satisfy any of our agreements with you and charge us interest on such advances at the interest rate set forth in the Note. This Mortgage secures all such advances. Your payments on our behalf will not cure our failure to perform our promises in this Mortgage. Any replacement insurance that you obtain to cover loss or damages to the Premises may be limited to the amount owing on the Note plus the amount of any Prior Mortgages.

(g) PRIOR MORTGAGE: If the provisions of this paragraph are completed, this Mortgage is subject and subordinate to a prior mortgage dated 02/14/1994 and given by us to COUNTRYWIDE HOME LOANS, INC. as mortgagee, in the original amount of \$ 251,500.00 (the "Prior Mortgage"). We shall not increase, amend or modify the Prior Mortgage without your prior written consent and shall upon receipt of any written notice from the holder of the Prior Mortgage promptly deliver a copy of such notice to you. We shall pay and perform all of our obligations under the Prior Mortgage as and when required under the Prior Mortgage.

(h) HAZARDOUS SUBSTANCES: We shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances on or in the Premises. We shall not do, nor allow anyone else to do, anything affecting the Premises that is in violation of any Environmental Law. The first sentence of this paragraph shall not apply to the presence, use, or storage on the Premises of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Premises. As used in this paragraph, "Hazardous Substances" are those substances defined as toxic or hazardous substances by Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials. As used in this paragraph, "Environmental Law" means federal laws and laws of the jurisdiction where the Premises are located that relate to health, safety or environmental protection.

(i) SALE OF PREMISES: We will not sell, transfer ownership of, mortgage or otherwise dispose of our interest in the Premises, in whole or in part, or permit any other lien or claim against the Premises without your prior written consent.

(j) INSPECTION: We will permit you to inspect the Premises at any reasonable time.

NO LOSS OF RIGHTS: The Note and this Mortgage may be negotiated or assigned by you without releasing us or the Premises. You may add or release any person or property obligated under the Note and this Mortgage without losing your rights in the Premises.

DEFAULT: Except as may be prohibited by applicable law, and subject to any advance notice and cure period if required by applicable law, if any event or condition described in Paragraph 12.A. of the Note occurs, you may foreclose upon this Mortgage. This means that you may arrange for the Premises to be sold, as provided by law, in order to pay off what we owe on the Note and under this Mortgage. If the money you receive from the sale is not enough to pay off what we owe you, we will still owe you the difference which you may seek to collect from us in accordance with applicable law. In addition, you may, in accordance with

LOAN #: 5325592

applicable law, (i) enter on and take possession of the Premises; (ii) collect the rental payments, including over-due rental payments, directly from tenants; (iii) manage the Premises; and (iv) sign, cancel and change leases. We agree that the interest rate set forth in the Note will continue before and after a default, entry of a judgment and foreclosure. In addition, you shall be entitled to collect all reasonable fees and costs actually incurred by you in proceeding to foreclosure, including, but not limited to, reasonable attorneys' fees and costs of documentary evidence, abstracts and title reports.

**ASSIGNMENT OF RENTS; APPOINTMENT OF RECEIVER:** As additional security, we assign to you the rents of the Premises. You or a receiver appointed by the courts shall be entitled to enter upon, take possession of and manage the Premises and collect the rents of the Premises including those past due.

**WAIVERS:** To the extent permitted by applicable law, we waive and release any error or defects in proceedings to enforce this Mortgage and hereby waive the benefit of any present or future laws providing for stay of execution, extension of time, exemption from attachment, levy and sale and homestead exemption.

**BINDING EFFECT:** Each of us shall be fully responsible for all of the promises and agreements in this Mortgage. Until the Note has been paid in full and your obligation to make further advances under the Note has been terminated, the provisions of this Mortgage will be binding on us, our legal representatives, our heirs and all future owners of the Premises. This Mortgage is for your benefit and for the benefit of anyone to whom you may assign it. Upon payment in full of all amounts owing to you under the Note and this Mortgage, and provided any obligation to make further advances under the Note has terminated, this Mortgage and your rights in the Premises shall end.

**NOTICE:** Except for any notice required under applicable law to be given in another manner, (a) any notice to us provided for in this Mortgage shall be given by delivering it or by mailing such notice by regular first class mail addressed to us at the last address appearing in your records or at such other address as we may designate by notice to you as provided herein, and (b) any notice to you shall be given by certified mail, return receipt requested, to your address at

COUNTRYWIDE HOME LOANS, INC.  
4500 PARK GRANADA, CALABASAS, CA 91302-1613  
or to such other address as you may designate by notice to us. Any notice provided for in this Mortgage shall be deemed to have been given to us or you when given in the manner designated herein.

**RELEASE:** Upon payment of all sums secured by this Mortgage and provided your obligation to make further advances under the Note has terminated, you shall discharge this Mortgage without charge to us and shall pay any fees for recording of a satisfaction of this Mortgage.

**GENERAL:** You can waive or delay enforcing any of your rights under this Mortgage without losing them. Any waiver by you of any provisions of this Mortgage will not be a waiver of that or any other provision on any other occasion.

**SECURITY AGREEMENT AND FIXTURE FILING:** This Mortgage constitutes a security agreement with respect to all fixtures and other personal property in which you are granted a security interest hereunder, and you shall have all of the rights and remedies of a secured party under the Uniform Commercial Code as enacted in the state where the property is situated (the "Uniform Commercial Code"). The recording of this Mortgage in the real estate records of the county where the property is located shall also operate from the time of recording as a fixture filing in accordance with Sections 9-313 and 9-402 of the Uniform Commercial Code.

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LOAN #: 5325592

THIS MORTGAGE has been signed by each of us under seal on the date first above written.

Sealed and delivered in the presence of:

WITNESS:

\_\_\_\_\_ (SEAL)  
 Mortgagor: Rhoda S. Pomerantz

Irwin F. Feinberg (SEAL)  
 Mortgagor:  
 IRWIN F. FEINBERG, SIGNING  
 NOT AS CO-MORTGAGOR BUT SOLELY FOR  
 THE PURPOSE OF WAIVING HOMESTEAD RIGHTS

\_\_\_\_\_ (SEAL)  
 Mortgagor:

\_\_\_\_\_ (SEAL)  
 Mortgagor:

STATE OF ILLINOIS,

Cook County ss:

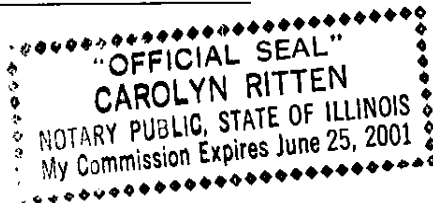
I, the undersigned, a Notary Public in and for said county and state do hereby certify that  
Rhoda S. Pomerantz

\_\_\_\_\_, personally known to me to be the same person(s) whose name(s)  
 subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she  
 signed and delivered the said instrument as free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 25 day of Dec., 2000.

My Commission Expires: Carolyn Ritten

This Instrument was prepared by: \_\_\_\_\_



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Parcel 1: that part of a tract of land described as follows (said tract to described hereinafter) Commencing at the southwest corner of said tract thence north 00 degrees 00 minutes 00 seconds east along the west line of said tract 264.58 feet to the northwest corner of said tract; thence north 90 degrees 00 minutes 00 seconds east along the most northerly north line of said tract 81.66 feet, thence south 00 degrees 00 minutes 00 seconds east along a north and south line of said tract 23.47 feet to a north line of said tract thence north 00 degrees 00 minutes 00 seconds east along a north line of said tract 0.91 feet thence south 00 degrees 00 minutes 00 seconds east 24.33 feet to the place of beginning thence north 90 degrees 00 minutes 00 seconds east 58.95 feet thence south 00 degrees 00 minutes 00 seconds east 24.0 feet thence south 90 degrees 00 minutes 00 seconds west 58.93 feet thence north 00 degrees 00 minutes 00 seconds east 24.0 feet to the place of beginning

The above described parcel being a part of a tract of land comprising all of lot 14 in Chicago land clearance commission number 3 being a consolidation of lots and parts of lots and vacated alleys in Bronson's addition to Chicago and certain resubdivision also all of lots 20, 21 and 22 and parts of lots 23 and 24 in assessors division of lots 16 to 23 inclusive in Bronson's addition to Chicago in section 4, township 39 north, range 14, east of the third principal meridian, described as follows: Beginning at the southwest corner of said lot 14 and running thence north 00 degrees 00 minutes 00 seconds east on the west line of said lot 14 and the west line of said lots 20, 21, 22 23 and 24 the same being the east line of north Clark Street for a distance of 204.58 feet thence north 90 degrees 00 minutes 00 seconds east 81.66 feet thence south 00 degrees 00 minutes 00 seconds east 23.47 feet thence north 90 degrees 00 minutes 00 seconds east 67.90 feet to the west line of a 20 foot public alley the same being the east line of said lot 14 and the east line of said lots 20, 21, 22, and 23 thence south 00 degrees 01 minutes 49 second west along said alley line 241.73 feet to the southeast corner of said lot 14 thence north 89 degrees 45 minutes 39 seconds west on the south line of said lot 14 the same being the north line of west Goethe street for a distance of 149.43 feet to the place of beginning all in Cook County Illinois

Parcel 2: Easements appurtenant to and for the benefit of parcel 1 as set forth and defined in declaration of easements recorded as document 24351547 for ingress and egress, in Cook County, Illinois